

CITY OF BURNABY

ECONOMIC DEVELOPMENT AND TOURISM STRATEGY COMMITTEE

HIS WORSHIP, THE MAYOR  
AND COUNCILLORS

SUBJECT: ECONOMIC DEVELOPMENT - PROPOSAL  
FROM BURNABY CHAMBER OF COMMERCE

RECOMMENDATIONS

1. THAT Council authorize a grant of \$60,000 per annum for 2 years to the Burnaby Chamber of Commerce for a two year economic development program as outlined.
2. THAT a performance review process be conducted after the first year and second year of the two year agreement.
3. THAT a copy of this report be forwarded to Ms. Abbey Anderson, General Manager, Burnaby Chamber of Commerce, 149 - 9855 Austin Avenue, Burnaby, B.C., V3J 1N4.

R E P O R T

The Economic Development and Tourism Strategy Committee, at its meetings held on 1994 June 27 and 1994 September 14 received presentations from the Burnaby Chamber of Commerce proposing an economic development fee-for-service contract, covering a two year period, to provide a new and systematic approach to economic development which would be beneficial to the economic future of the City of Burnaby.

As a result of your Committee's review of the proposal, the recommendations are submitted to Council for approval.

Sincerely,

Councillor Doug Drummond  
Chair

:COPY - CITY MANAGER  
- DIR. ADMIN. & COMM. SERV.  
- DIRECTOR FINANCE  
- DIR. PLNG. AND BLDG.  
- CITY SOLICITOR

Councillor Derek Corrigan  
Member

Councillor Lee Rankin  
Member

# ***PRESENTATION TO BURNABY CITY COUNCIL***

September 1994

## **EXECUTIVE SUMMARY**

The Chamber of Commerce' responsibility is to provide meaningful and measurable opportunities in the successful pursuit of a supportive environment for local economic development initiatives. Our initiatives for both the 1994-1995 and 1995-1996 years, both beginning October 1 and ending September 30, provide in a simple, well-organized framework, programs to support profit-maximizing practices for Burnaby-based entrepreneurs.

Our developmental projects are geared toward meeting new competitive standard, as boundaries between national and international markets disappear and to position the City of Burnaby to meet the challenges of a future that is already here.

### **OBJECTIVE**

To secure an Economic Development fee-for-service contract at \$60,000 per annum for 1994-1995 (October 1 - September 30) and 1995-1996 (October 1 - September 30) to demonstrate that the Burnaby Chamber of Commerce can provide a new and systematic approach to relevant, measurable, and comprehensive Economic Development outcomes and to illustrate that a continued agreement on a fee-for-service basis is beneficial to the economic future of the City of Burnaby.

## 1994 - 1995 INITIATIVES

**Objective:** To secure from the City of Burnaby \$60,000 for the period between October 1, 1994 and September 30, 1995 to provide meaningful and measurable opportunities to Burnaby-based entrepreneurs. These initiatives are driven, results-oriented and "hands on".

### Initiative One

Planning, format, structure and organization of Cascadia Trade Mission for spring 1995. *(Early negotiations are underway with Bellevue, Washington.)*

### Outcome

trade increases can be measured

### Initiative Two

Take over F.B.D.B. Community Business Initiatives for thirty companies requiring development or turnaround. Aggregate bottom line results have historically been in excess of \$1,000,000 and reported an increase of 55 jobs annually. *(The first of a ten-month series of lectures and counselling began June 20, 1994.)*

### Outcome

\$1,000,000 bottom line  
55 jobs

### Initiative Three

Establish Home-based Business professional development program. *(Began in April 1994.)*

### Outcome

HBB business starts can be measured by business licenses

### Initiative Four

Create programs for retail merchants requested by Metro-town management.

### Outcome

increased bottom line results reported to mall administration

### Initiative Five

Partner with Canada Employment, educators, business, and others to create a model in Burnaby for the delivery of Labour Market information that gives direction to the education system, assists individuals in making career choices, helps determine the nature and extent of training programs and helps in establishing effective career and employment counselling that is relevant, available, comprehensive, and accessible. *(Project underway.)*

### Outcome

(developmental)  
employment

**Initiative Six**

Provide, at the request of Burnaby MLA's, a venue for and input on business relative to the provincial budget on items and issues. *(Underway.)*

**Initiative Seven**

Continued one-on-one business counselling and community instruction. *(Ongoing.)*

**Initiative Eight**

International Trade Mission with Cascadia as prepared during 1994 and slated for the spring of 1995.

**Initiative Nine**

Hire 1/2 full-time employee as support for the hiring of full-time employee to fill the position of **COMMUNITY BUSINESS STRATEGIST** who will work full time on initiatives one through three. The Community Business Strategist will also apply on the Chamber's behalf for the government-funded program of **JOB DEVELOPMENT OFFICER**.

**Outcome**

dialogue with government to promote a healthy business sector resulting in increased employment

**Outcome**

help fledgling or troubled businesses to create business plans that generate jobs and taxes

**Outcome**

bring new trade revenue to Burnaby

**Outcome**

provide employment, economic development activity, and increase trade

## 1995-1996 INITIATIVES AND DEVELOPMENTAL PROJECTS

*Objective:* To secure from the City of Burnaby \$60,000 for the year 1995-1996, between October 1, 1995 and September 30, 1996, to run a developmental project geared toward positioning Burnaby to meet new challenges. To continue to work in partnership with the City of Burnaby and toward the visions stated in the City's Economic Development Strategy.

### Initiative One

Create a comprehensive 1995/96 Economic Profile of Burnaby that will provide an overview of life, business, and government in the community to both satisfy requests for such a profile and lay the groundwork for an invitational video to do business in our community and identify growing sectors and opportunities for new and expanding businesses.

### Outcome

answer the needs of potential investors, broaden economic base

### Initiative Two

Examine and begin planning and preparation for Trade Mission with Mainland China.

### Outcome

(developmental)

### Initiative Three

The JOB DEVELOPMENT OFFICER will be responsible for an innovative service program designed to provide renewed vitality to business and education co-operative partnerships, and examine successful models initiated by other communities to increase employment opportunities. He/she will design an implementation program to incorporate his/her findings into a workable Burnaby model.

### Outcome

employment, business and education co-operative employment, and work experience placements; student employment programs

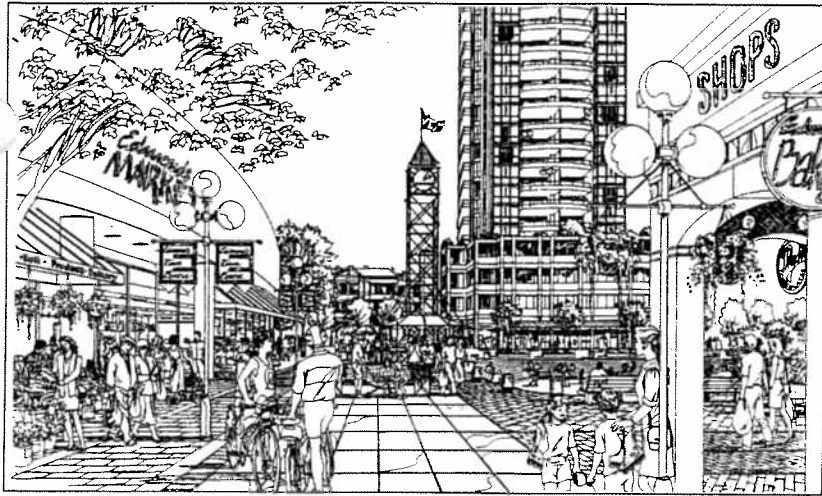
The central thesis of the 1995-1996 Program is that we will provide tangible outcomes to the City of Burnaby with measurable financial benefits for the Economic Development investment granted to the Burnaby Chamber of Commerce.

We look forward to working with your Economic Development Committee of Council in the same spirit of cooperation we have enjoyed in the past, enjoy currently, and foresee in the future.

The **attached** report submitted by the Edmonds Area Advisory Committee incorporates all maps in colour to assist the reader in reviewing the materials and proposals contained in the document. A colour version of the report has also been made available for public viewing in the Planning and Building Department and the Kingsway Branch Library.





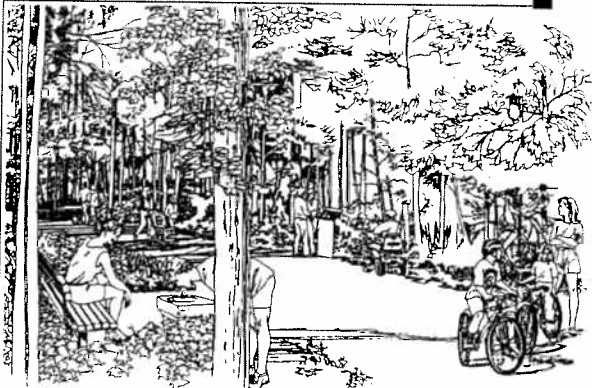


# EDMONDS TOWN CENTRE PLAN



*A Report Submitted  
to Burnaby City Council  
From the Edmonds Area  
Advisory Committee*

*September 1994*



## CITY OF BURNABY

### EDMONDS AREA ADVISORY COMMITTEE

**HIS WORSHIP, THE MAYOR  
AND COUNCILLORS**

**Re: Edmonds Town Centre Plan - Recommendations**

**Purpose:** To convey the recommendations of the Edmonds Area Advisory Committee on the Edmonds Town Centre Plan to Council for consideration.

#### **RECOMMENDATIONS:**

1. **THAT** Council consider the recommendations of the Edmonds Area Advisory Committee for inclusion in a new Edmonds Town Centre Community Plan, as contained in Appendix 2 & 3 of this report.
2. **THAT** following Council adoption of final recommendations for the Edmonds Town Centre Plan, staff be directed to prepare the revised Edmonds Town Centre Community Plan document for public reference and distribution.
3. **THAT** Council establish a committee to replace the Edmonds Area Advisory Committee, to be appointed annually at Council's inaugural meeting, to assist in the implementation of the new Edmonds Town Centre Community Plan.

### REPORT

#### **1.0 INTRODUCTION**

In 1993 February, Burnaby Council approved a community consultation process and the establishment of a citizen based Edmonds Area Advisory Committee to assist the City to develop plans for the Edmonds Town Centre.

The mandate of the Advisory Committee was to prepare a report to Council that provided recommendations in response to issues and concerns raised by the local community in relation to the Edmonds Town Centre area.

The purpose of this report is to present the results of the community consultation process and the recommendations of the Edmonds Area Advisory Committee to Council for consideration.

## 2.0 COMMUNITY CONSULTATION PROCESS

The community consultation process began with two community forums held at Stride Community School in 1993 April. Over 200 area citizens attended the forums to identify issues and concerns related to the Edmonds Town Centre.

At the forums, 70 requests were received for appointment to the Advisory Committee or its sub-committees. In 1993 May, Council appointed 16 members to the Edmonds Area Advisory Committee. The Advisory Committee subsequently involved an additional 19 community members on three subcommittees to address specific issues.

The list of issues identified by area citizens at the forums were used by the Advisory Committee to organize its review of the Edmonds Town Centre. Issues were grouped into broad categories related to:

- Land Use & Development
- Environmental Perspective
- Community Input & Public Process
- Youth Involvement
- Neighbourhood & Traffic Safety
- Community Facilities & Services

Specific topics and issues were assigned to the Advisory Committee and three subcommittees on youth, community services and facilities, and traffic and neighbourhood safety. Over a one year period, the Advisory Committee and its subcommittees reviewed issues and developed proposals for a new Edmonds Town Centre Plan.

In 1994 June, the Advisory Committee distributed a brochure to area residents and businesses outlining its draft proposals for the Edmonds Town Centre for review and comment. On 1994 June 23, the Advisory Committee held an Open House at Stride Community School to provide the Edmonds community with an additional opportunity to review the draft proposals and to provide comments to the Advisory Committee.

A copy of the brochure presenting the draft proposals has been provided to Council under separate cover.

## 3.0 RESULTS OF PUBLIC REVIEW

Overall, the public response to the draft proposals for the Edmonds Town Centre Plan was very favourable.

More than 78% of responses received to a questionnaire distributed at the Open House were in agreement with the overall plan. The highest level of agreement was received in relation to community involvement at 94%. The lowest level of agreement was recorded in relation to parks & open spaces at 62%. Appendix 1 **attached** lists responses to the other various components of the Advisory Committee's proposals.

A variety of written comments were received on various aspects of the Advisory Committee's proposals. Specific suggestions that were consistent with the intent of the draft proposals have been incorporated into the Advisory Committee's recommendations for the Edmonds Town Centre plan. In many cases, suggestions received were also contained in sub-committee reports which provide greater detail on specific issues and will serve as a resource in ongoing efforts to implement the new Edmonds Town Centre Plan.

As was noted previously, the lowest level of agreement (62%) was in relation to the proposals for parks & open spaces. About 29% of the responses to the questionnaire were in disagreement with the parks proposals. In addition to a number of other proposals for park development, the Advisory Committee is recommending the inclusion of 19 acres of forested land to the existing 58 acre Byrne Creek Ravine Park.

The Advisory Committee feels that its recommendations on parks and open space represent a balance that addresses the need to enhance the Ravine Park and to provide opportunities for housing in the Town Centre. However, the Advisory Committee wishes to emphasize that as part of the development of the residential sites adjacent to Byrne Creek Ravine Park, a more detailed environmental assessment be conducted to ensure that development is undertaken in a manner sensitive to the Ravine Park.

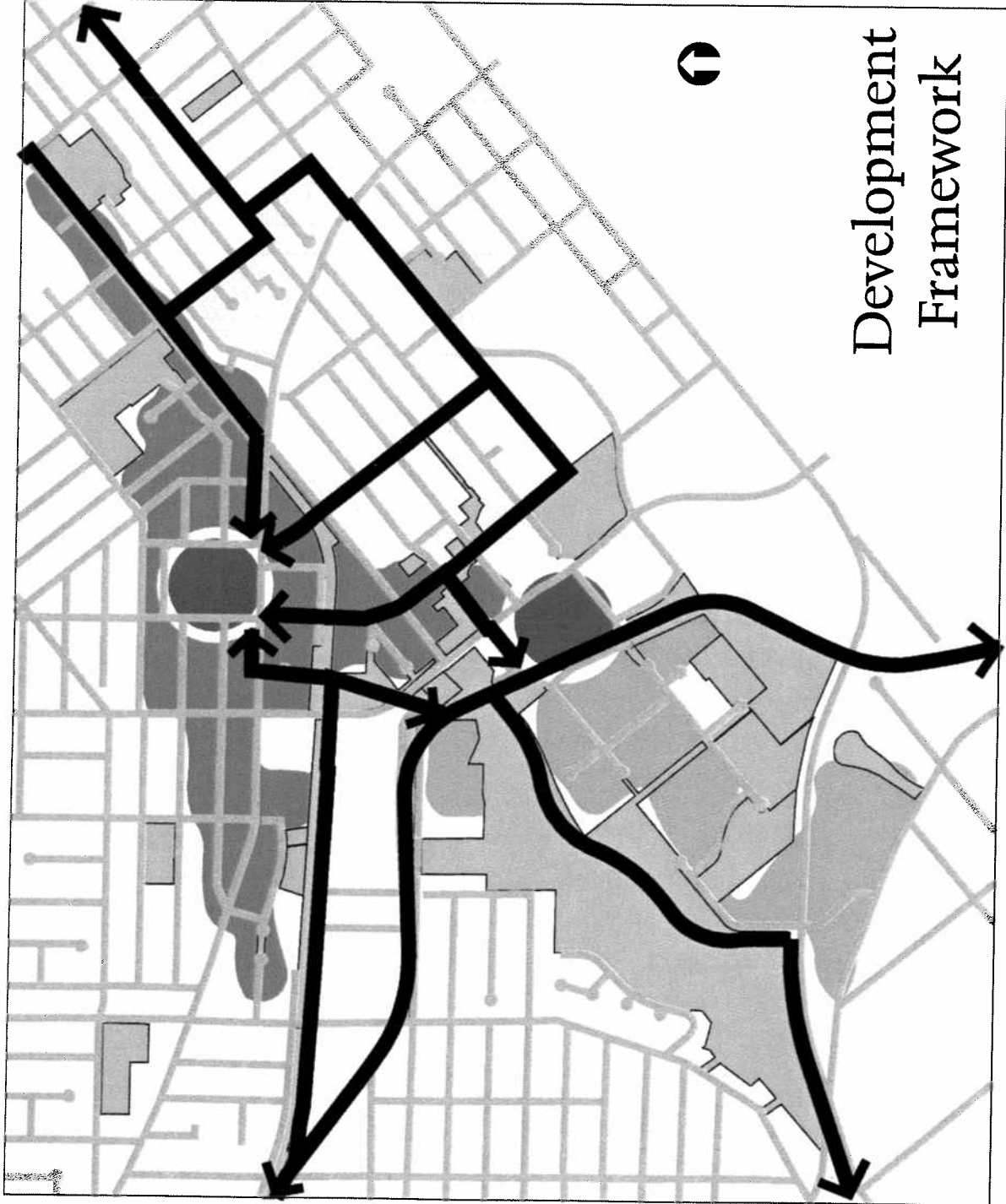
#### **4.0 OVERVIEW OF PROPOSALS FOR THE EDMONDS TOWN CENTRE COMMUNITY PLAN**

##### **4.1 Development Framework**

The Advisory Committee's recommendations establish a framework for an Edmonds community with improved and more focused commercial cores, a varied mix of housing forms, linked parks, expanded open space, a transportation network including pedestrian/bicycle routes and neighbourhood protection, and facility and services to meet local and community needs.

The physical expression of the development framework as adopted by the Committee is illustrated on the following page.

Note: For ease of reference, full colour reproductions of the maps in this report have been provided to Council members as part of their agenda package. The remaining agenda packages contain black and white reproductions of the colour maps. Colour copies are available for viewing by the public in the Planning & Building Department and at the Kingsway Library.



Core areas

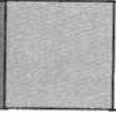


Residential neighbourhoods

"Urban"



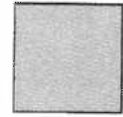
"Woods"



"Ground oriented"



Parks



Pedestrian Routes



# Development Framework





## **4.2 Policies and Guidelines**

The Advisory Committee is recommending that growth in the Edmonds Town Centre be guided by the following policies and guidelines:

### **A Town Centre Within the City**

The Edmonds Town Centre should serve the south-east area of the City and help meet the growth management objectives of the City by:

- Providing a mix of housing, a variety of shops and businesses, employment opportunities, schools, recreation facilities, and parks to provide for the daily needs of area residents and to fulfil its town centre role.
- Improving road and transit service to meet local needs and to provide better connections to other parts of the City and region.
- Directing traffic onto major arterial roads to protect residential neighbourhoods from through traffic.
- Establishing a distinct identity for the Town Centre.
- Protecting municipally significant natural areas while providing for development opportunities.
- Providing for physical improvements and community services to re-establish a strong sense of community, meet the needs of residents, and to plan for future growth.

### **A Community of Neighbourhoods**

The Edmonds Town Centre should have distinct neighbourhoods which support the development of a retail core, and provide for a range of housing types by:

- Providing a distinct identity for three types of neighbourhoods of differing character identified in this plan as the Urban Neighbourhood, the Woods Neighbourhood and the Ground Oriented Neighbourhood.
- Establishing the Middlegate area and the Edmonds Station/Office Centre as core areas for higher density residential, retail, and office development.
- Providing for a diversity of housing types to enable people of different incomes and age groups to live within the Town Centre.
- Providing for additional housing units through the use of various housing forms ranging from high rise to single and two-family small lot development.
- Locating shops, services and recreational facilities throughout the community to reduce the use of cars and establish a stronger sense of neighbourhood.

### **A Community for Pedestrians**

The Edmonds Town Centre should provide a network of public spaces, and safe and attractive pedestrian and cycle routes that can serve as a convenient alternative to the automobile, by:

- Providing pedestrian and cycle routes to link neighbourhoods to one another and to the core areas.
- Emphasizing the development of people-oriented uses, squares, and small parks within the core retail areas.
- Introducing a mix of residential and commercial uses in the retail core areas to establish a vibrant, pedestrian friendly environment.
- Providing pedestrian routes and other public spaces that are safe and attractive to use day or night.
- Locating higher density apartments within easy walking distance of the core areas.

### **A Liveable Community**

The Edmonds Town Centre should develop in a manner that recognizes the importance of the interdependence of the environment, housing, shopping, work, schools, parks and community facilities in creating a complete, liveable and integrated community by:

- Protecting natural resources and environmentally sensitive areas by incorporating them into parks and conservation areas.
- Maintaining environmentally sensitive areas in their natural state.
- Providing a range of recreational facilities and amenities in appropriate areas.
- Minimizing the negative impacts of development through the encouragement of creative site design, architecture, energy efficient design, and ecologically sound management of vegetation and pests.
- Developing and maintaining a level of community services and facilities that will help ensure the physical, social, and mental well-being of area residents.
- Promoting active involvement of area residents, businesses, and youth in shaping their community.



### **Community Involvement**

Continued community involvement is considered necessary to maintain the momentum and trust gained and the desire to continue local involvement in the improvement of their community by:

- establishing a community based advisory committee approach to provide ongoing input and assistance in implementing the new community plan for the Edmonds area.

### **4.3 Summary of Recommendations**

The recommendations for the Edmonds area are intended to reverse a series of undesirable trends in the area, rekindle community pride, actively involve the community, and encourage redevelopment activity.

Appendix 2, **attached** shows the recommended overall land use plan and presents figures for residential units and land area for each type of land use. Other specific recommendations of the Edmonds Area Advisory Committee for the Edmonds Town Centre plan are presented in Appendix 3, **attached**. The following points summarize the Advisory Committee's major recommendations for the Edmonds Town Centre.

- Provide for a mix of housing through the development of three distinct types of neighbourhoods termed "urban", "woods", and "ground-oriented".
- Establish the Middlegate Mall area as the primary core area for shopping, working, living, socializing and community services.
- Establish the Edmonds Station area as a second core area for public transit, office, residential and supporting retail.
- Establish the Edmonds Street area, north of Kingsway, as a secondary retail/residential core.
- Protect the existing 58 acre Byrne Creek Ravine Park and add an additional 19 acres of the forested area to the east of the ravine to the Ravine Park.
- Develop pedestrian and cycle routes to connect residential neighbourhoods, activity centres, and parks.
- Develop a plan for street improvements and for the development of community facilities in keeping with the growth of the Town Centre.
- Promote the active involvement of area residents, businesses, and youth in their community.

The Committee's proposed plan represents a significant increase in the total area encompassed by the Edmonds Town Centre Plan from approximately 550 acres to approximately 900 acres. The number of multi-family residential dwelling units which could be developed within the Town Centre at capacity increases from approximately 10,000 units to some 14,000 units.

The total potential for high-rise apartments increases from approximately 3,300 units to 4,700 units through the designation of new mixed use Town Centre sites near the intersection of Kingsway and Edmonds, as well as one new high-rise site at Kingsway and Sperling.

There is also a significant increase in the capacity for development of low rise apartment and ground-oriented multiple family units, from a previous total of some 6,500 units to 9,500 units. The increase comprises provision for low rise mixed use development in the new Secondary Core along Edmonds Street. There are also significant new areas for ground oriented multi-family development along the south side of Kingsway east of Edmonds, and south of the Marine Tenth Connector, west of the 14th Avenue Ravine. In addition, approximately 75 acres of currently industrial land south of Stride Avenue east of 19th Street, have been designated for potential ground-oriented multi family redevelopment in the longer term. Approximately 19 acres in the area east of Byrne Creek Ravine Park previously intended for ground-oriented development are now proposed for parks.

The plan also identifies a Single and Two Family Area between Kingsway and 19th Street which has potential for an infill rezoning process. This area currently has a total of about 340 one and two family lots and it is estimated that some 170 additional units could eventually be developed in this area as a result of an area consultation and rezoning process.

It should also be noted that the provision in the existing Edmonds Town Centre Plan for Byrne Park Drive immediately adjacent to the Byrne Creek Ravine has been eliminated. The Committee has recommended an alternative circulation system that provides for less through movement and is located away from the ravine.

## **5.0 SUBMISSION OF REPORT**

This report is submitted to Council for review and consideration for inclusion in a new Edmonds Town Centre Community Plan.

The public review process for a new Edmonds Town Centre Plan, led by the Edmonds Area Advisory Committee, has demonstrated the interest and level of commitment of area residents and businesses in planning for improvements to their community. Continued community involvement is considered necessary to ensure that the recommendations for a new Edmonds Town Centre Plan are implemented in the most effective manner. As such, the Advisory Committee is also recommending that Council establish a committee to replace the Edmonds Area Advisory Committee, to be appointed annually at Council's inaugural meeting, to assist in the implementation of the new Edmonds Town Centre Community Plan.

With the submission of this report to Burnaby Council, the Edmonds Area Advisory Committee has completed its mandate as assigned by Burnaby Council in 1993 May. The Advisory Committee understands that following Council adoption of final recommendations, City staff will prepare the revised Edmonds Town Centre Community Plan for public reference and distribution.

The Edmonds Area Advisory Committee wishes to express its appreciation to Burnaby Council for the opportunity to take an active part in the planning of their neighbourhood. The members of the Edmonds Area Advisory Committee feel that the Edmonds area has much to offer its residents and the City. The Advisory Committee believes that its proposals for the Edmonds area can turn this area into one of the most desirable places to live, work and socialize in Burnaby. Members of the Committee look forward to working with Council to achieve this vision for the Edmonds Town Centre.

Respectfully submitted,

**EDMONDS AREA ADVISORY COMMITTEE**

Councillor Jim Young, Chair  
Councillor Dan Johnston, Vice Chair  
School Trustee Pietro Calendino  
Marnie Chapman  
Judy Dunbar  
Gerd Evans  
Joanne Holme  
Donna Martyniuk  
Jack Paul  
Donald Preston  
Cam Roxburgh  
Dee Sloan  
Darcy Suehn  
Bill Zervas



## APPENDIX 1

### OPEN HOUSE QUESTIONNAIRE

- 1) Overall, do the proposals for the Edmonds Town Centre Plan agree with your vision for the area?

#### Overall Plan

	Disagree	Mixed	Agree
Responses	4	7	40
Percent	8%	14%	78%

- 2) Do you agree with the following parts of the plan?

#### Commercial Development

	Disagree	Mixed	Agree
Responses	2	10	41
Percent	4%	19%	77%

#### Residential Development

	Disagree	Mixed	Agree
Responses	9	4	41
Percent	17%	7%	76%

#### Parks and Open Space

	Disagree	Mixed	Agree
Responses	16	5	34
Percent	29%	9%	62%

#### Pedestrian and Bicycle Linkages

	Disagree	Mixed	Agree
Responses	3	5	48
Percent	5%	9%	86%

### Community Involvement

	Disagree	Mixed	Agree
Responses	1	2	48
Percent	2%	4%	94%

### Transportation Network

	Disagree	Mixed	Agree
Responses	9	6	40
Percent	16%	11%	73%

### Community Facilities and Services

	Disagree	Mixed	Agree
Responses	5	7	43
Percent	9%	13%	78%

### Industrial Employment Opportunities

	Disagree	Mixed	Agree
Responses	4	6	42
Percent	8%	11%	81%

### Cumulative Results

	Disagree	Mixed	Agree
Responses	53	52	377
Percent	11%	11%	78%

Town Centre Core

Station Core

Secondary Core

Local Commercial  
(mixed use)

Service Commercial

High Rise Apartments

Low Rise Apartments

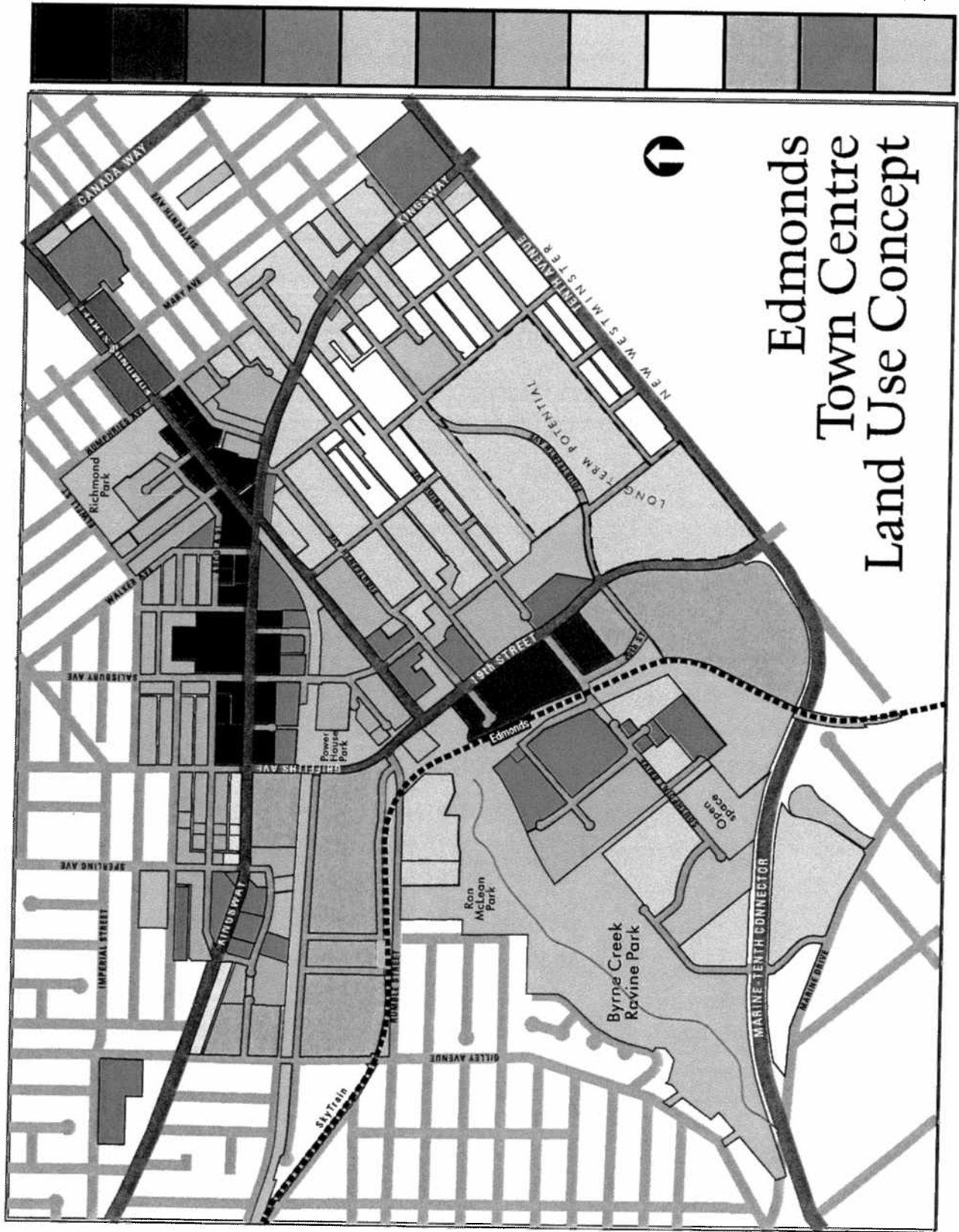
Ground Oriented  
Multiple Family

Single and Two Family  
(infill)

Industrial

Institutional

Park



# Edmonds Town Centre Land Use Concept





## APPENDIX 2 CONTINUED

### SUMMARY FIGURES OF PROPOSED LAND USE AND RESIDENTIAL UNITS.

The following table shows the estimated land area in acres and the unit counts at capacity arising from the proposals for the Edmonds Town Centre Plan.

	Land Area (in acres)	Number of Units
Town Centre Core	28	2200
Station Core	14	--
Secondary Core	11	330
Local Commercial	3	--
Service Commercial	4	--
High Rise Apartments	27	2550
Low Rise Apartments	75	4540
Ground Oriented Multiple Family	184	4700
Single and Two Family\Infill	59	510
Industrial	80	--
Institutional	20	--
Park & Open Space	186	--
<b>TOTAL (1)</b>	<b>691</b>	<b>14,830</b>

(1) Including area for roads; 918 acres.

**Note:** For ease of reference, full colour reproductions of the maps in this report have been provided to Council members as part of their agenda package. The remaining agenda packages contain black and white reproductions of the colour maps. Colour copies are available for viewing by the public in the Planning & Building Department and at the Kingsway Library.

## **APPENDIX 3**

### **RECOMMENDATIONS**

#### **EDMONDS TOWN CENTRE PLAN**

##### **INTRODUCTION**

The Edmonds Area Advisory Committee has prepared the following recommendations for a revised Edmonds Town Centre Plan for the consideration of Council.

The recommendations include a number of minor revisions arising from public comments to the draft Edmonds Town Centre Plan brochure. A copy of the brochure, distributed to the Edmonds community in 1994 June, has been provided to Council members under separate cover.

Included with the recommendations are land use maps and conceptual sketches which show the Advisory Committee's proposals for the Edmonds Town Centre Plan.

##### **COMMUNITY INVOLVEMENT**

This public review process for the Edmonds Town Centre Plan, led by the Edmonds Area Advisory Committee, has demonstrated the interest and level of commitment of area residents and businesses in planning for improvements to their community.

Continued community involvement is considered necessary to ensure that the proposals presented in this report are implemented in the most effective manner.

##### **Recommendations**

- A community based advisory committee approach for the Edmonds area be established to provide ongoing input and assistance in implementing the new community plan.
- Council establish a committee to replace the Edmonds Area Advisory Committee, to be appointed annually at Council's inaugural meeting, to assist in the implementation of the new Edmonds Town Centre Community Plan.

## COMMERCIAL DEVELOPMENT

Commercial development is to be strengthened and revitalized by creating a town centre core, a station core, and a secondary core. These core areas are to be pedestrian oriented and linked to the surrounding residential areas.

### Recommendations

- **Commercial Concept:** The recommended commercial concept is shown on the following page.
- **Town Centre Core:** The existing commercial area surrounding the Middlegate Mall be reinforced through a mix of street front retail stores and high rise apartments along both sides of Kingsway and Edmonds between Griffiths and Humphries. The future redevelopment of the Middlegate Mall is to strengthen this site as the focus for this core and include a significant anchor store and major food store, as well as street-oriented retail shops as part of mixed-use redevelopments. A depiction of the Committee's vision for the Town Centre core is included in this section.
- **Station Core:** The B.C. Hydro site, the Edmonds SkyTrain Station area, and 18th Avenue south of 19th Street is to accommodate a variety of high rise offices, restaurants, a medical clinic, stores, and other local services.
- **Secondary Core:** Development of a secondary core be encouraged along both sides of Edmonds Street generally between Humphries and Canada Way, consisting of street front retail with low rise apartments above. The apartments on the south side of Edmonds would face onto 19th Avenue. The Committee has also provided an illustrative example of this development concept along Edmonds Street in this section.
- **Local Retail:** Local retail services be provided on Station Hill Drive, and on the Kingsway frontage at the intersections of Arcola (Diego's site) Edmonds Street (Lumberland and Pioneer Credit Union site), 14th Avenue and 10th Avenue.
- Pedestrian improvements in the town centre and secondary core areas include: setbacks for storefronts, overhanging canopies for weather protection, wider sidewalks, street furniture and benches, street trees, small pocket parks, appropriate lighting, and improved pedestrian crossings.
- A system of urban trails, and pedestrian and cycle routes be provided between the core areas and the surrounding residential areas.
- The following major existing commercial sites be designated as follows:
  - Lumberland site - low rise (medium density) ground oriented townhouses and apartments with local street front retail on Kingsway
  - Value Village site - high rise (high density) apartments with street front retail on Edmonds
  - North-east corner of Kingsway & Edmonds - high rise (high density) apartments on Arcola/Vista with street front retail on Edmonds & Kingsway



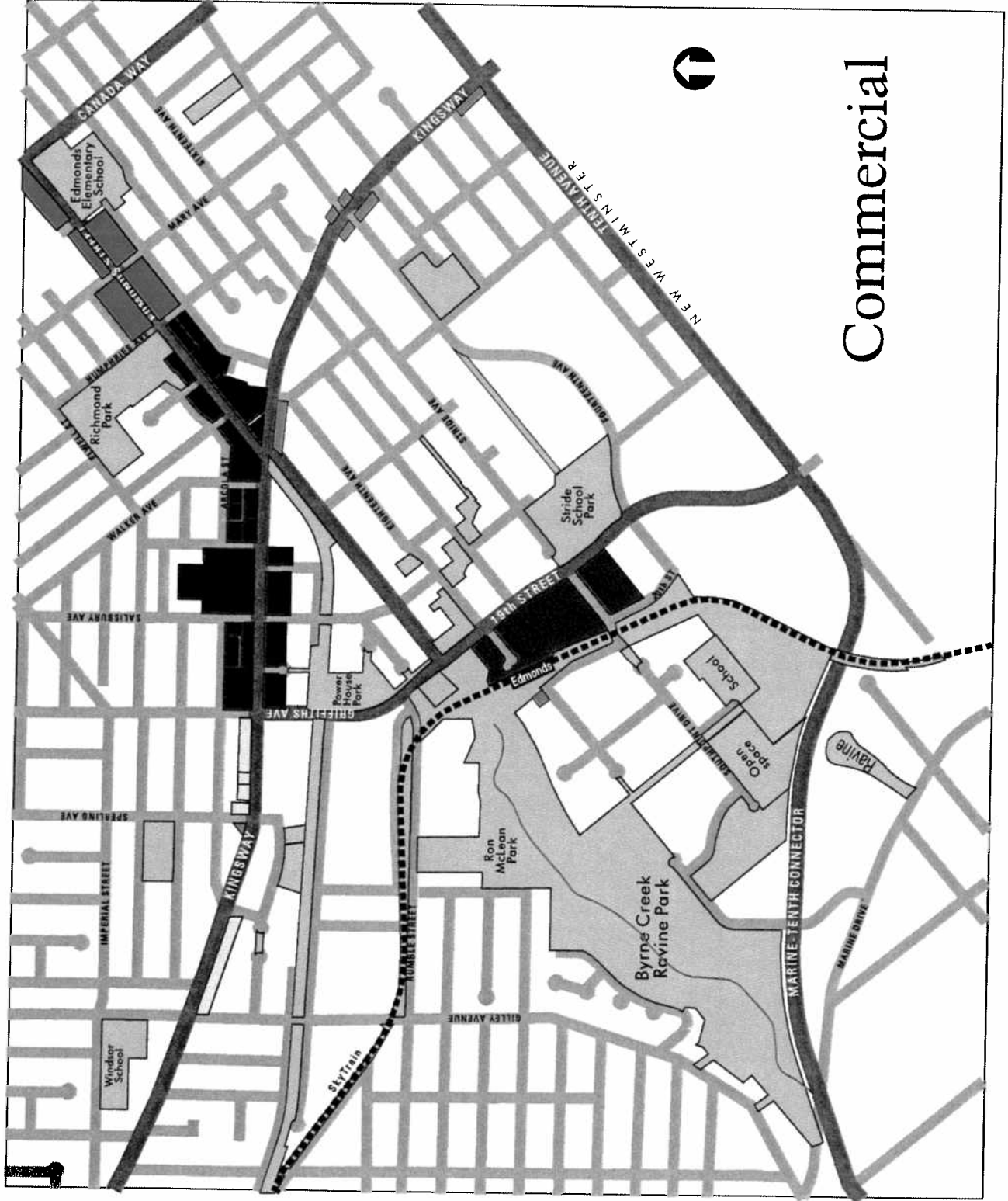
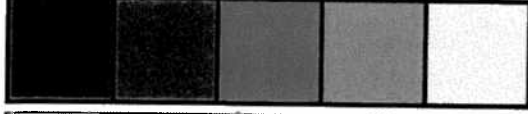
Town Centre Core

Station Core

Secondary Core

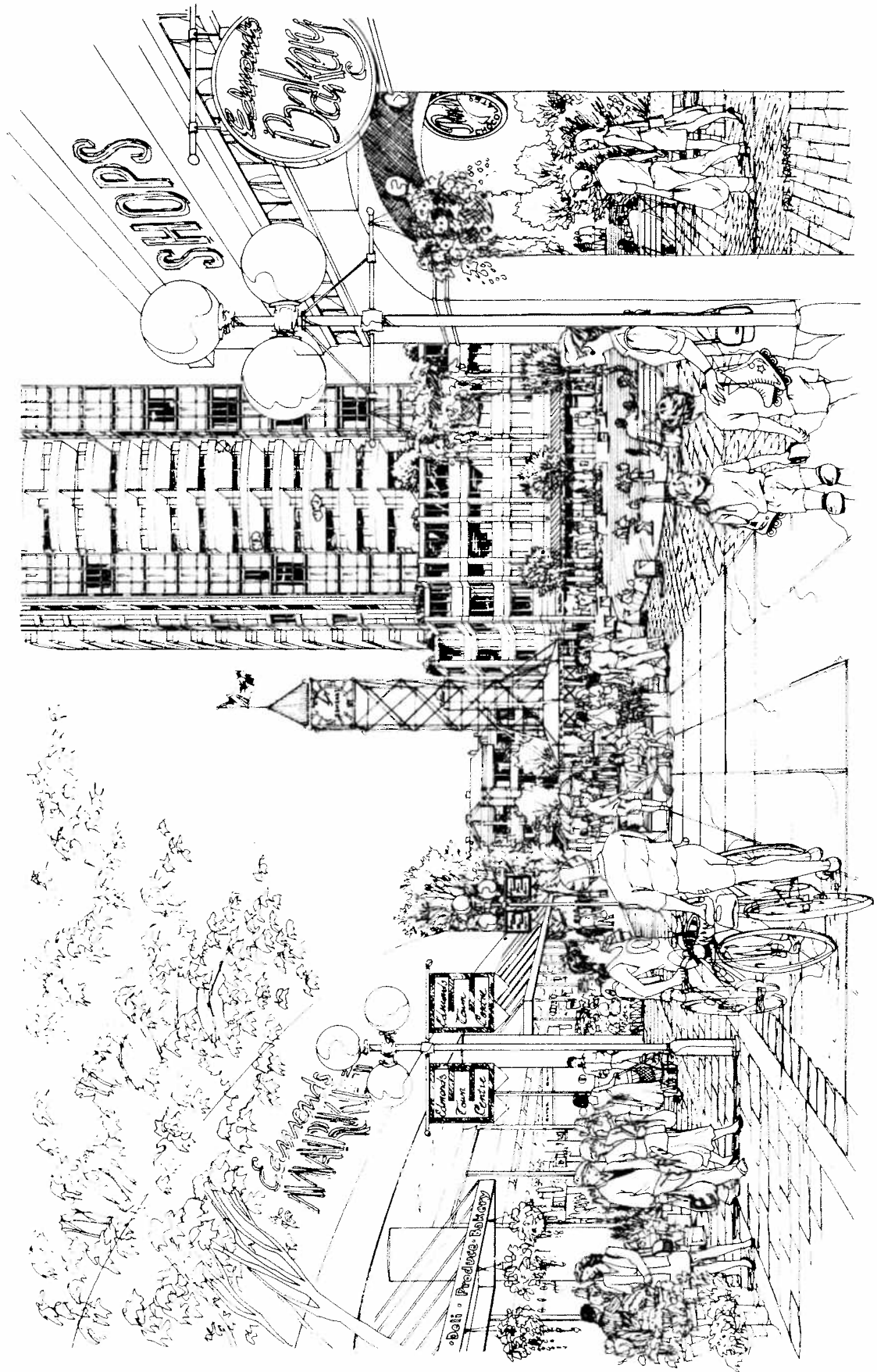
Local Commercial

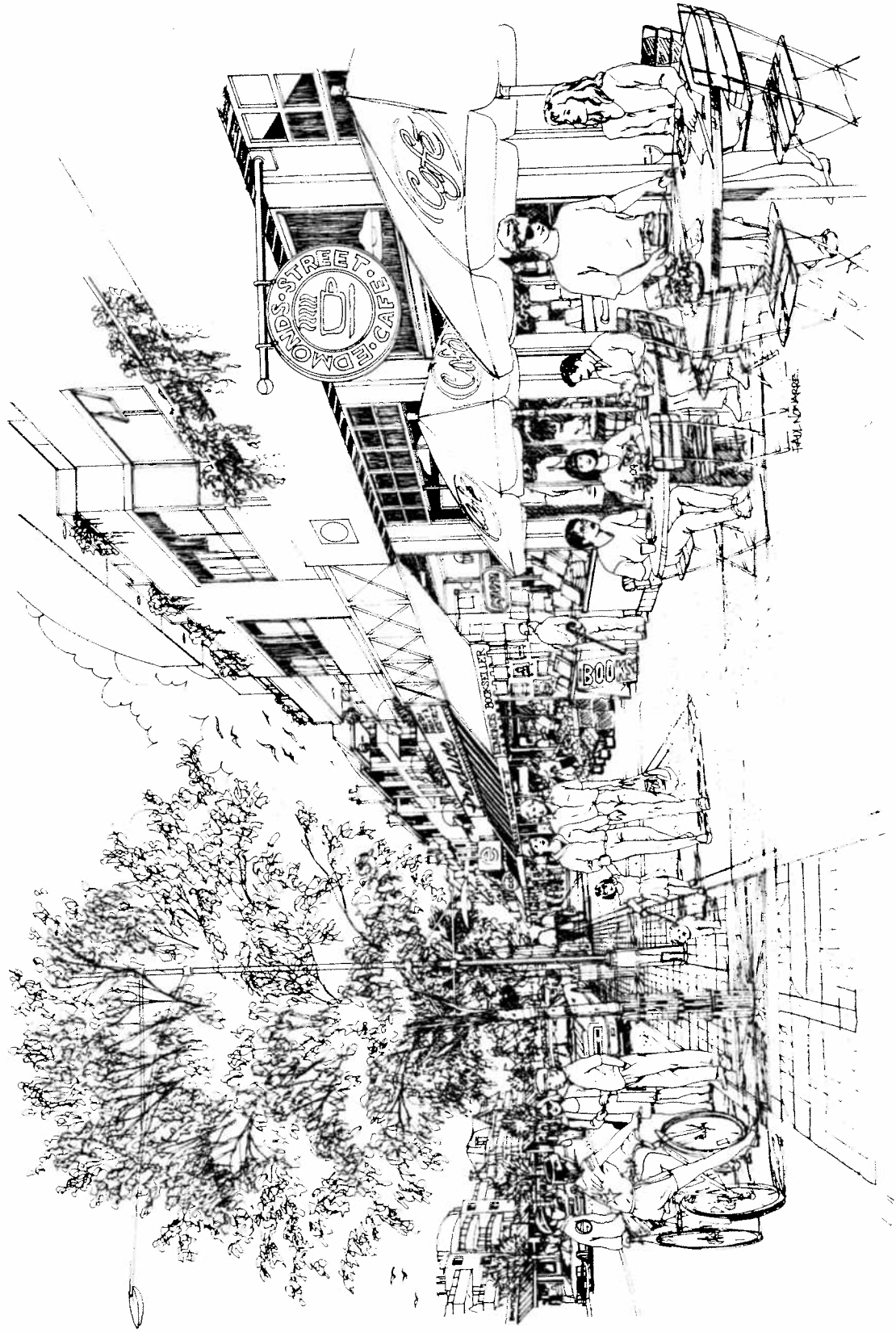
Service Commercial



Commercial









## **RESIDENTIAL DEVELOPMENT**

A range of housing types are to be provided in the Town Centre to provide a diversity of living opportunities, support the redevelopment of the town centre and secondary core areas and address overall City needs for housing units.

### **Recommendation**

- Residential Concept: The recommended residential concept is shown on the following page.

### **High Rise Apartments**

High rise apartments are the most dense form of residential development of about 10 to 20 stories. Relatively slender apartment towers are encouraged to maximize areas for landscaping and to increase views between buildings.

### **Recommendations**

- High rise apartments be located in proximity to the town centre core, above commercial developments in this core, and near the station core.
- Mixed use high rise apartment areas in the town centre core include the Kingsway side of the Middlegate Mall site, the site bounded by Kingsway, Sperling and Arcola (Diego' site), the Value Village Site, and the north-west corner of the intersection of Kingsway and Edmonds, as well as a site near the SkyTrain Station.

### **Low Rise Apartments**

Low rise apartments are generally three or four stories tall, with parking typically provided underground to maximize space for landscaping and other amenities.

### **Recommendations**

- Low rise apartments provide a transition between the high rise apartment areas and ground oriented housing and single family neighbourhoods, as well as being provided above commercial developments in the secondary core.

### **Ground Oriented Multiple Family Housing**

Ground oriented multiple family housing consists of townhousing or other forms of multiple family units where access is provided to each unit from the ground outside, sometimes by stairs. Within the Town Centre these developments will generally have underground parking. An illustrative example of ground oriented multiple family housing is included in this section.

### **Recommendations**

- Ground oriented housing be in areas further away from the core areas, providing a transition to adjacent single and two-family neighbourhoods.

- Provisions for additional ground oriented housing areas include:
  - the Lumberland site
  - Kingsway frontage between 10th and 16th Avenues
  - the block bounded by Sixteenth Street & Britton Street and Eighteenth Avenue and Sixteenth Avenue
  - the existing gravel pit area and an area adjacent to the Southpoint extension
  - the area below the proposed Marine/10th Connector, above Marine Drive, between the Southpoint extension and the Stride Avenue Ravine
- Provisions for additional ground oriented housing in the longer term include:
  - B.C. Tel. lands
  - Safeway lands
  - immediately adjacent to the above lands at 14th Avenue and 19th Street

### **Single and Two-Family Infill / Intensification**

Single and two-family infill / intensification areas provide opportunities for additional housing units through smaller lot subdivision, more duplexes or additional suites within dwellings. This would only occur if desired by the local community as determined through a further community review process for an area rezoning.

### **Recommendations**

- the area around Ernie Winch Park between Kingsway & Fifteenth Street and 10th Avenue & Seventeenth Avenue be retained as primarily a single and two-family area subject to a further community review process to identify potential areas for infill. This area does not include the Kingsway frontage.
- the area below the proposed Marine/10th Connector, above Marine Drive, and to the west of the Southpoint extension remain as single and two-family residential infill development.

High Rise Apartments

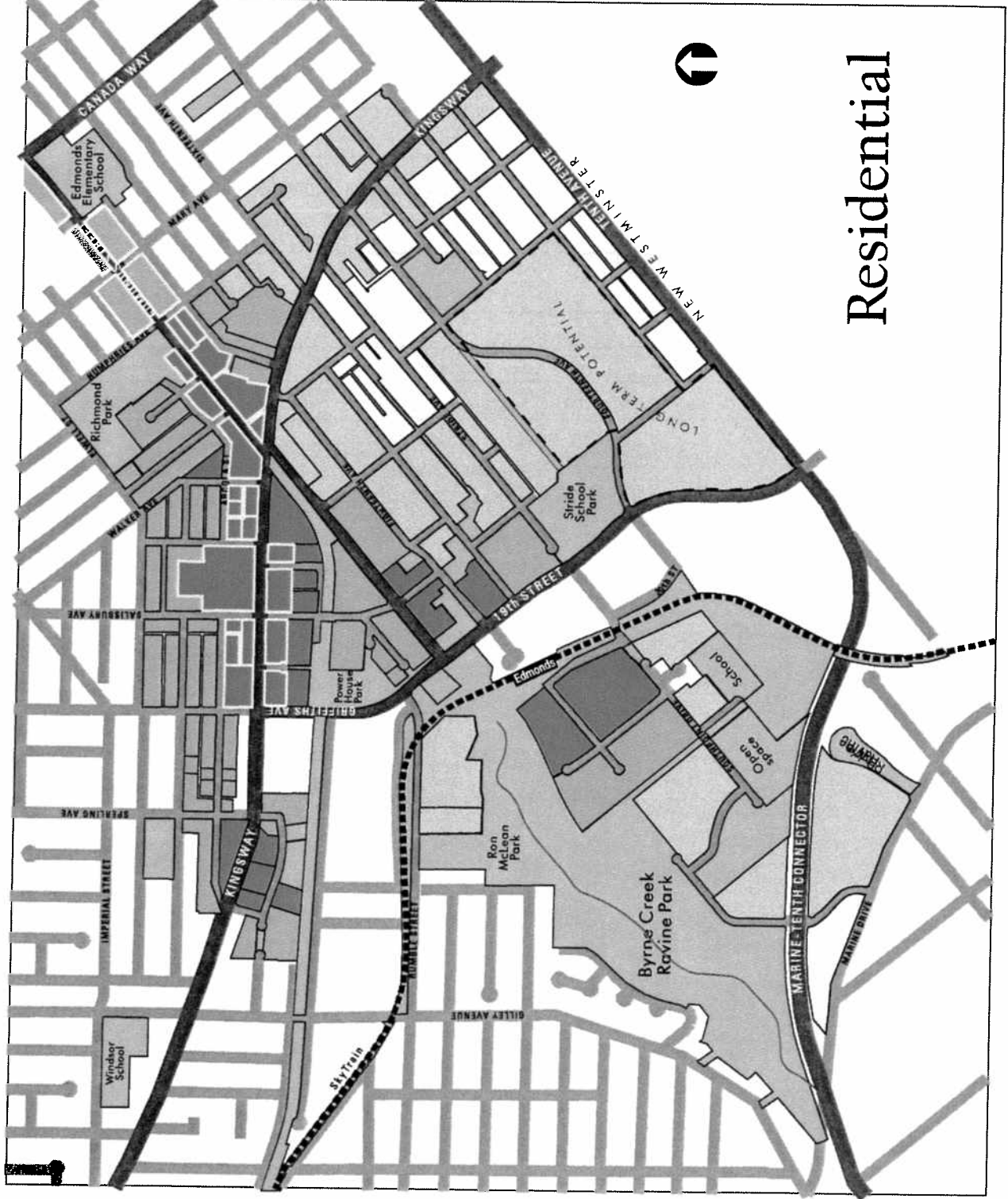
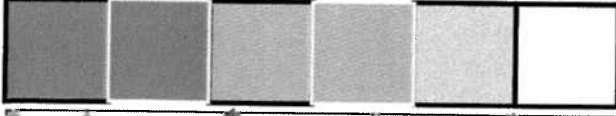
High Rise Apartments  
(mixed use)

Low Rise Apartments

Low Rise Apartments  
(mixed use)

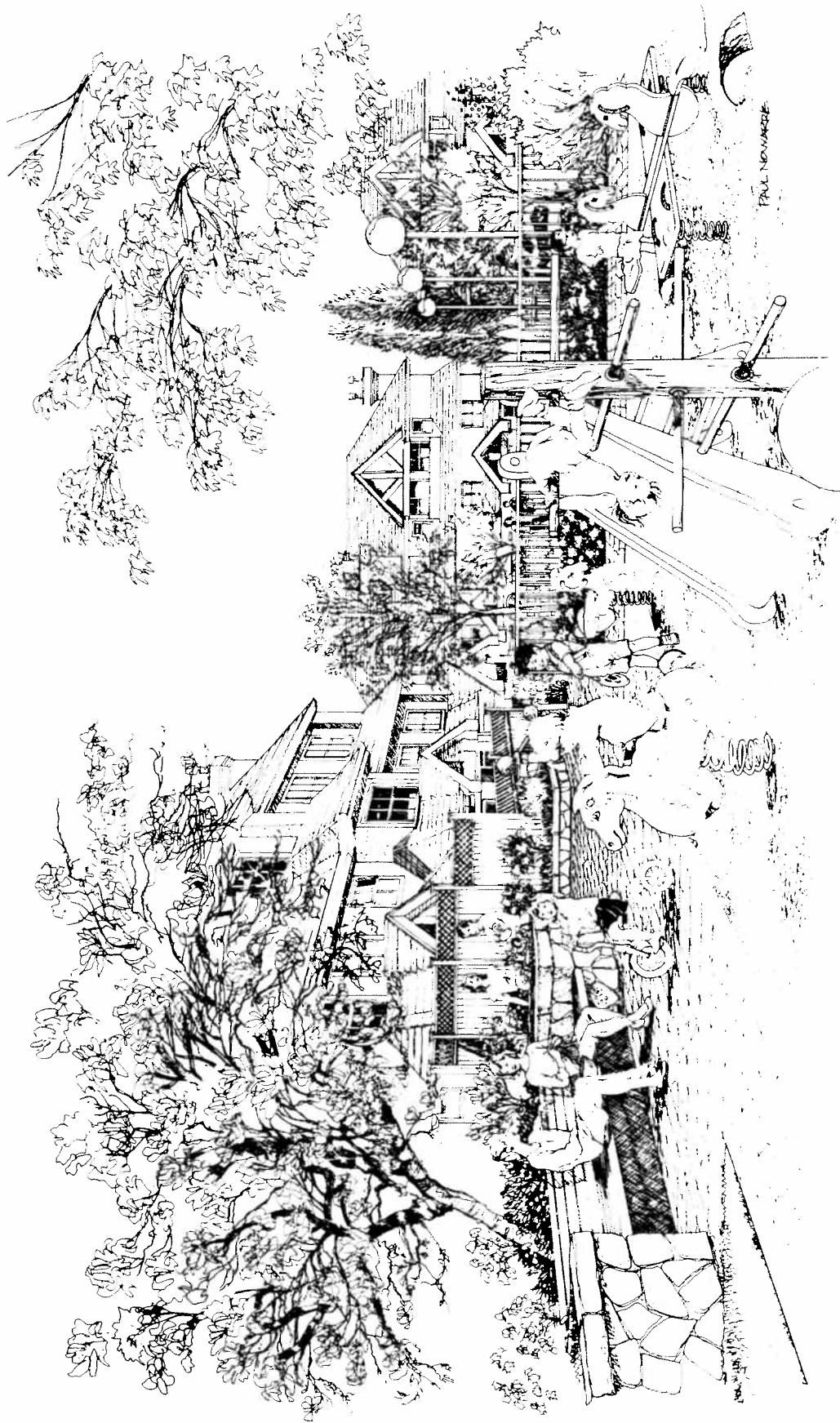
Ground Oriented  
Multiple Family

Single and Two Family  
(infill)



# Residential





**Ground Oriented  
Multiple Family Housing**

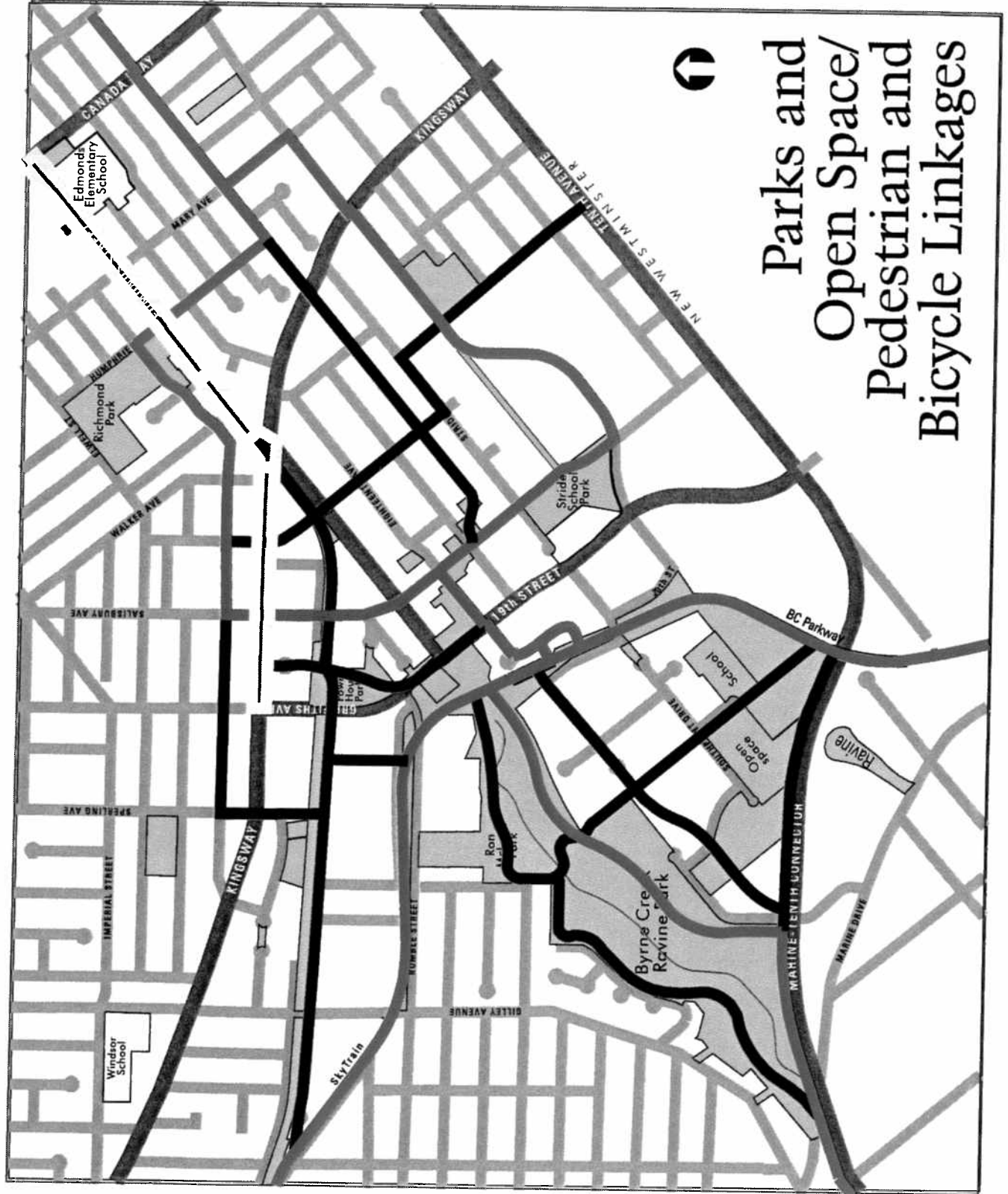
## **PARKS AND OPEN SPACES**

Existing parks and open spaces in the Edmonds area are to be enhanced.

### **Recommendations**

- The recommended Parks and Open Space/Pedestrian and Bicycle Linkages concept is shown on the following page.
- The Byrne Creek Ravine Park be expanded to include about 19 acres of the Byrne woods, which would connect it to the adjacent proposed open space and Taylor Park.
- The additional area for the expanded Byrne Creek Ravine Park and the area identified as the 14th Avenue Ravine Park be dedicated as park land, once the lands have been assembled.
- Improvements to Byrne Creek Ravine Park emphasize and enhance the natural character of the ravine area and include interpretative signs for educational purposes. An illustrative example of an urban trail development within the ravine park area is included in this section.
- The City develop a drainage / runoff control plan for new and existing developments in the Edmonds Town Centre that would reduce potential impacts on Byrne Creek.
- As part of the development of the proposed residential sites adjacent to Byrne Creek Ravine Park, a more detailed environmental assessment be conducted to ensure development is undertaken in a manner sensitive to the Byrne Creek Ravine Park.
- The existing Stride Avenue Park and Stride Community School site be increased in size through a future realignment of 14th Avenue when the B.C. Tel/Safeway sites are redeveloped in the longer term.
- Other smaller park areas noted on the map of parks and open spaces be included in the new community plan for the Edmonds area.
- Outdoor recreation areas and facilities be developed for a range of age groups by including a variety of play fields, and picnic areas.
- The City develop a detailed closure plan for the Stride landfill site, including a gas migration and leachate control program.
- Neighbourhood parks accommodate youth activities by providing safe, soft, green, grassy play areas, adventure play areas for a range of ages, age specific courts and fields, and places for youth to ride bikes away from traffic.

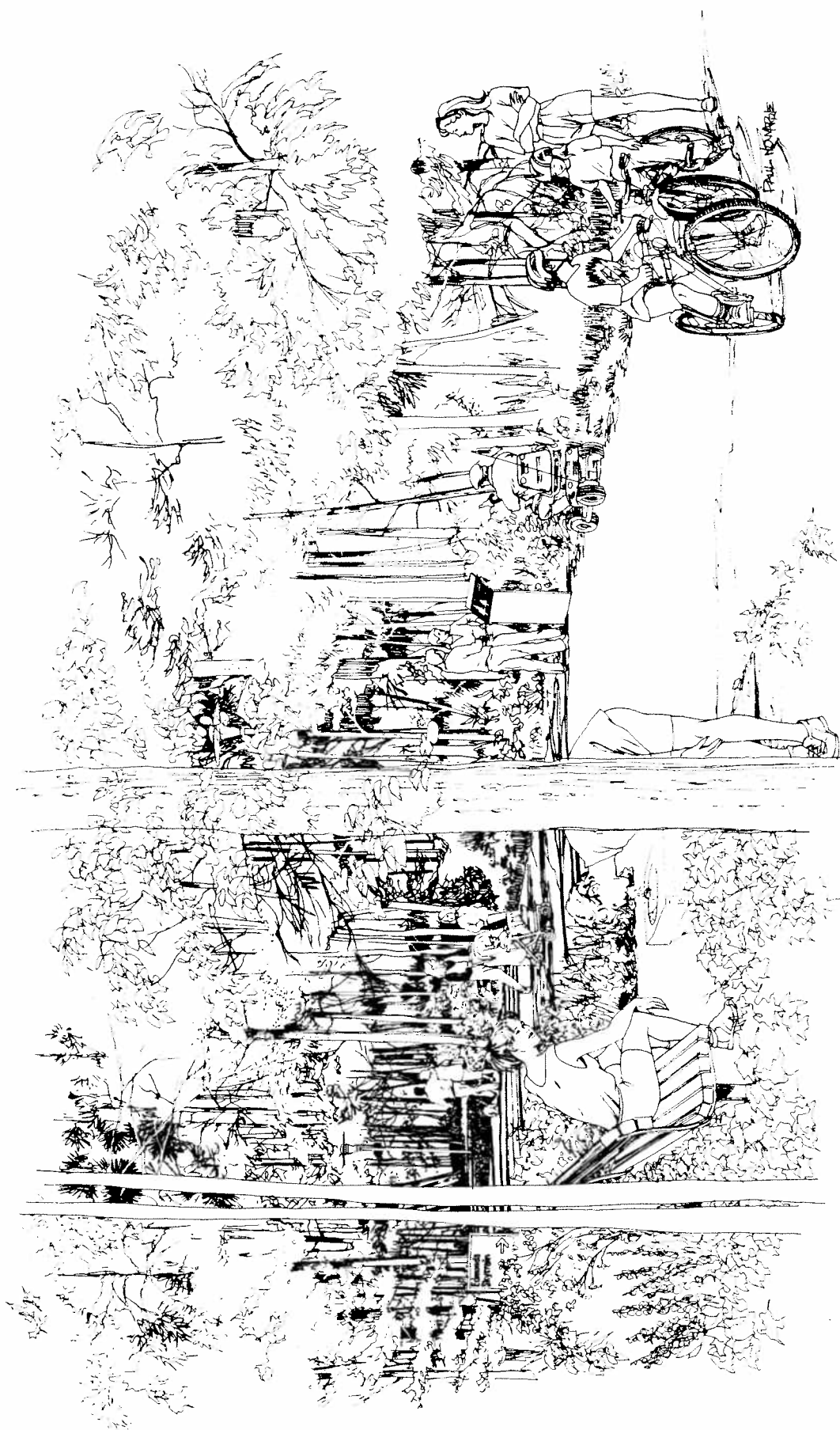
Urban Trail  
 Neighbourhood routes  
 Pedestrian core



# Parks and Open Space/ Pedestrian and Bicycle Linkages







## PEDESTRIAN AND BICYCLE LINKAGES

A network of pedestrian and cycle routes as shown on the concept map in the previous section are to be provided to link areas of the Town Centre and to reduce the use of cars.

### Recommendations

- An urban trail be developed from the town centre core along Vista/Arcola, Salisbury/18th Street and 18th Avenue to the SkyTrain Station with a link to the B.C. Parkway and a crossing of the Byrne Creek Ravine at Sandborne and/or Mission Avenue.
- Pedestrian and cycle routes, with appropriate amenities such as rest stops and drinking fountains, be provided throughout the town centre to serve local areas and to connect to the major urban trails.
- A pedestrian walkway, with appropriate lighting, benches and other features, be provided from the B.C. Parkway/Highland Line at 16th Street adjacent to the Edmonds Senior Centre to the Hall Avenue pedestrian signal on Kingsway.
- The core areas have a strong pedestrian orientation that would include: improved pedestrian crossings, wider sidewalks, trees, benches, setbacks, and canopies.
- A street improvement program, consisting of lighting, sidewalk and pedestrian crossing improvements, be initiated in conformance with the priorities identified by the Advisory Committee.

## TRANSPORTATION NETWORK

The Edmonds Town Centre Plan supports the objectives of the draft Burnaby Transportation Plan to:

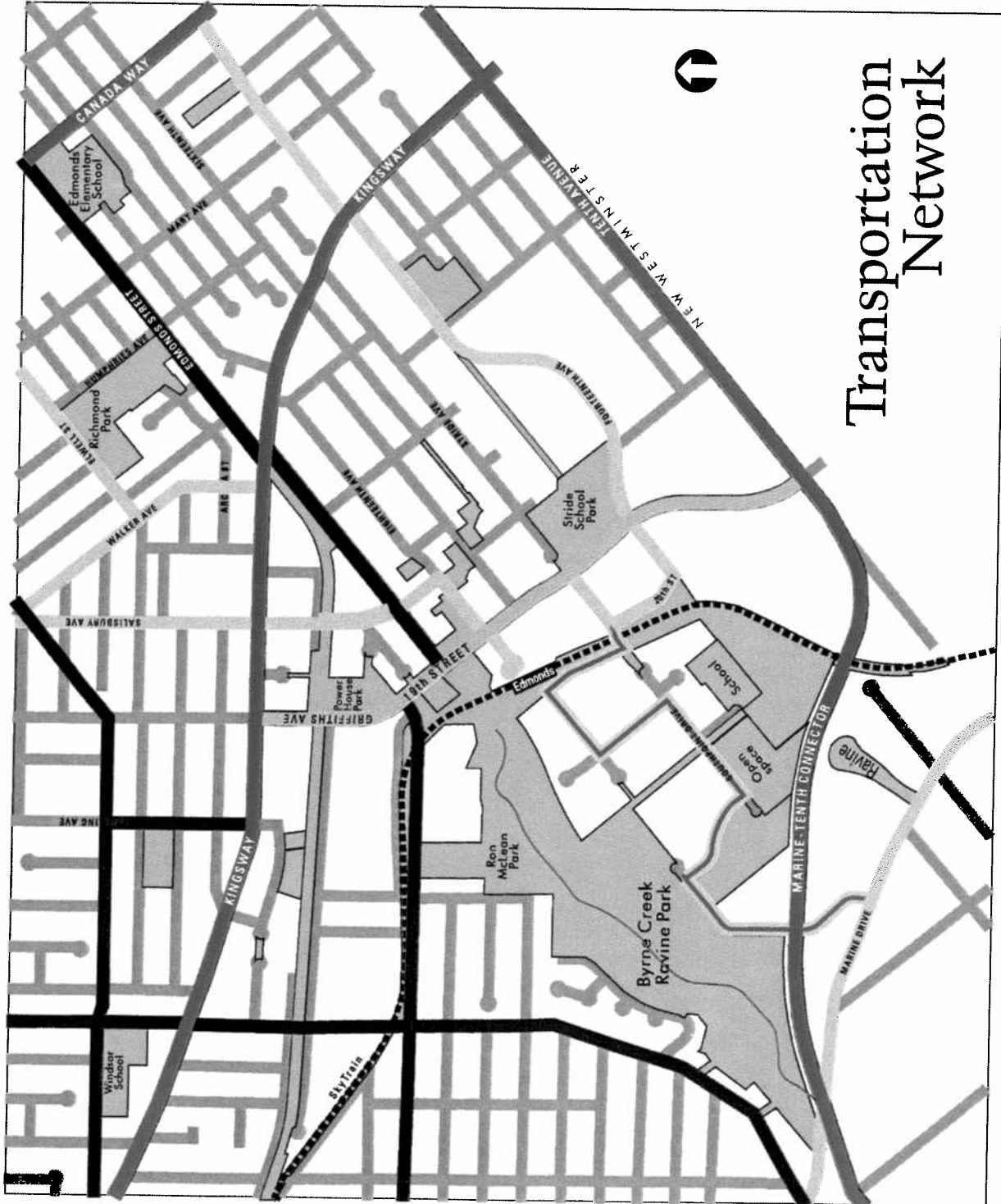
*move people and goods efficiently by road; reduce the overall need to travel by car; promote alternative modes of travel, especially transit, pedestrian and bicycle travel; and to protect the environment and community livability.*

### Recommendations

- The proposed transportation network is shown in the following page.
- The pedestrian orientation of Kingsway in the town centre core be improved through greater building setbacks, street trees, area banners, street front retail, and appropriate pedestrian crossings.
- Commuter and through traffic, including trucks, be accommodated on major arterial roads to minimize the impact on residential areas.
- The Marine / 10th Connector be given priority for completion.
- The proposed Byrne Park Drive not be constructed as shown in the current area plan.
- Local access be provided between 19th Street and the proposed Marine / 10th Connector. This route (Southpoint Drive extension) should be constructed as a neighbourhood route with appropriate signing, traffic control, and traffic calming measures to discourage through traffic.
- A community transportation planning process be undertaken for neighbourhoods in the Edmonds Town Centre.
- The Southpoint Drive extension connect to Marine Drive.
- B.C. Transit develop an Edmonds Transit Area Plan with appropriate public input.
- A shuttle bus (jitney) service be established to provide service within the Town Centre.



- Primary Arterial
- Secondary Arterial
- Primary Major Collector
- Secondary Major Collector
- Local Collector
- Traffic controlled local collector



# Transportation Network

1

2

3

## **STREET IMPROVEMENTS**

Sidewalk, street lighting and pedestrian crossings are to be improved to create pedestrian friendly streets that are safe to use day and night.

### **Recommendations**

- The recommended street improvement initiatives are shown on the following page.
- The lighting, sidewalk, pedestrian crossing and other needed street improvements identified by the Advisory Committee be included as an element of the community plan implementation.
- An implementation strategy be developed to ensure that identified street improvements are undertaken on a phased basis.





▲ Neighbourhood entry signs

● Traffic circles

◐ Road undulations

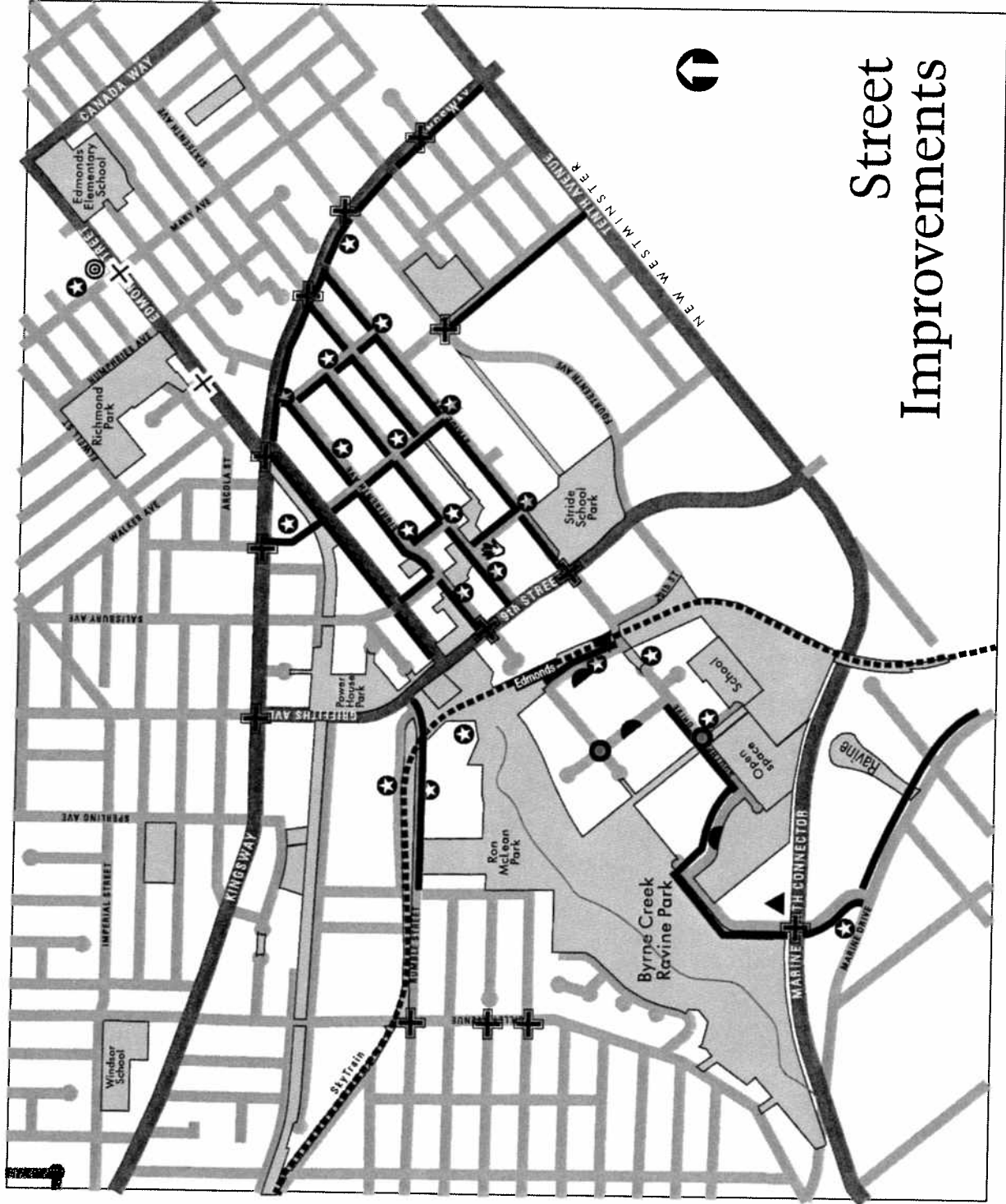
⊕ Intersection/pedestrian crossing improvements

★ Lighting improvements

— Sidewalk improvements

Ⓢ Stop sign

Ⓢ Audible signal



# Street Improvements



## **YOUTH**

Youth need to be actively involved in improving the quality of life of the overall community. To ensure ongoing youth involvement, youth are to be provided with an opportunity for direct input that produces visible results on youth issues.

### **Recommendations**

- An Edmonds Area Youth Advisory Council be established to represent the views of area youth and provide direction to service providers, businesses, community members, and others on youth and community issues.
- Youth be involved in the development of youth recreation programs that support leadership skills, improve access to recreation, reach out to youth-at-risk, and provide high interest activities.
- Community service providers be requested to consult with the proposed Youth Advisory Council on ways to improve the delivery of health and other services to youth in the community.
- A place for youth (e.g. drop-in centre) be developed to provide a comfortable, safe, and supportive environment in which youth aged 13 - 18 can 'hang out', and have access to community services.
- Low cost improvements to parks and recreation facilities, as identified by youth, be undertaken in the immediate future.

## **COMMUNITY FACILITIES AND SERVICES**

### **Recreational Facilities**

#### **Recommendations**

- The City is requested to review options for locating recreational centres and services in the core areas and the three neighbourhood areas over the medium and long term including:
  - an open air / informal leisure ice skating & roller skating venue as a focal point within the town centre core, possibly as part of a private development.
  - a satellite community centre adjacent to Stride School or Taylor Park.
  - a community hall at the 1914 Burnaby South School building.
  - an expansion of the Kingsway Branch Library.
  - an indoor pool.

### **Community Services**

Adequate community services are to be provided to meet local needs.

#### **Recommendations**

- A survey of community service needs be undertaken by the City or other appropriate agency.
- The City pursue measure to encourage the provision of some basic community social services from recreation centres, i.e. Eastburn.
- Some space in the Edmonds North Wing community resource centre be reserved for local community based services such as services for youth, child care, and services for new immigrants.
- There be some degree of focusing of community services/facilities in the town centre core area.

### **Crime Prevention & Public Safety**

Actions are to be undertaken to improve public safety and prevent crime in the area.

#### **Recommendations**

- The RCMP implement community policing, on a pilot basis, in the Edmonds area.
- The RCMP and other service agencies provide preventative education sessions to area youth and parents on criminal/gang issues.
- A program be developed to address teen/youth issues, including counselling, emergency shelter, health and other service needs.

## **PARKING**

Neighbourhood parking concerns related to SkyTrain users and B.C. Hydro employees are to be addressed to ensure that adequate parking is available for residents, businesses, and visitors.

### **Recommendations**

- The City undertake a review of 'resident permit parking' for the area around SkyTrain Station.
- The City enter into discussions with B.C. Hydro on possible approaches to encourage their employees to use company parking spaces.
- Adequate off-street parking be provided in new developments in the town centre and secondary core areas.
- The City review the concept of shared parking lots for public use in the town centre core through payments provided by individual developers.
- On-street parking be allowed on Kingsway during off-peak traffic hours.

## **INDUSTRIAL EMPLOYMENT OPPORTUNITIES**

Industrial employment opportunities are to be supported in the town centre area. An industrial base contributes to the economic viability of the community and provides opportunities for a greater range of jobs.

### **Recommendations**

- The existing Weiser Lock industrial site be retained for industrial uses with reconsideration given to this designation as part of the current Residential Growth Management Strategy that will be assessing the longer term use of the industrial areas on the Kingsway ridge.
- The industrial lands associated with B.C. Hydro and SkyTrain maintenance facility be retained in the town centre.